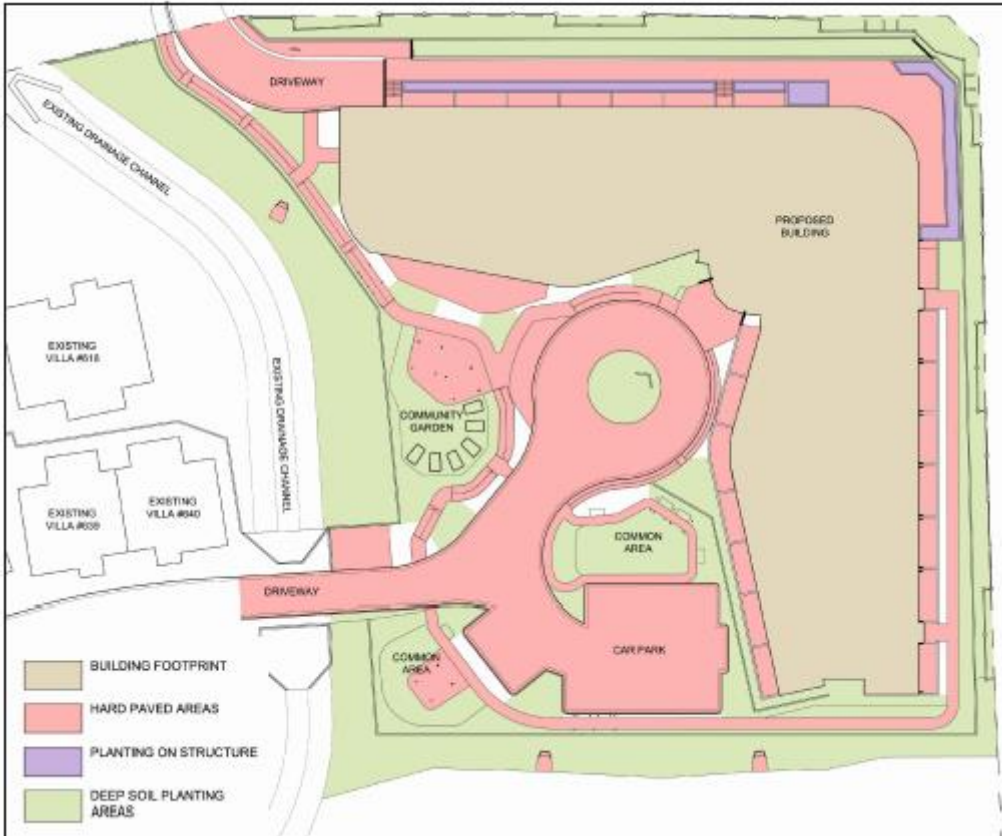


Attachment 4

ADG Compliance Table

Design Criteria	Required	Proposed	Compliance
3D-1 Communal Open Space	<p>Minimum communal open space area 25% of the site.</p> <p><u>Note:</u></p> <p>For the purposes of this assessment, calculation has utilised the development sites area of 10,027m² and not the total site area of 217,300m².</p>	<p>The size, location and design of communal or public open space will vary depending on the site context and the scale of development. The function of open space is to provide amenity in the form of:</p> <ul style="list-style-type: none"> • landscape character and design; • opportunities for group and individual recreation and activities; • opportunities for social interaction; • environmental and water cycle management; • opportunities to modify microclimate; and • amenity and outlook for residents. <p>The principal part of the communal open space area may be supplemented by:</p> <ul style="list-style-type: none"> • additional landscape area, circulation space and areas for passive use and outlook; and • public land used for open space and vested in or under the control of a public authority. <p>There are three principal communal open space areas at ground level located in the western portion of the development area (refer to Figure 17). In excess of 25% the development sites area is dedicated as communal open space, including a community garden, outdoor dining areas and multiple common greens.</p>	Yes
	50% direct sunlight to principal usable part for min 2 hrs between 9am and 3pm mid-winter	Complies	Yes

Design Criteria	Required	Proposed	Compliance															
	<div></div> <div><div><p>Figure 17: Area Calculations</p></div><div><p><u>AREA CALCULATIONS</u></p><table><tr><td>TOTAL DEVELOPMENT SITE AREA</td><td>= 10027m2</td><td></td></tr><tr><td>BUILDING FOOTPRINT</td><td>= 3043 m2</td><td>= 30%</td></tr><tr><td>HARD PAVED AREAS</td><td>= 3372m2</td><td>= 34%</td></tr><tr><td>PLANTING ON STRUCTURE</td><td>= 175m2</td><td>= 2%</td></tr><tr><td>DEEP SOIL PLANTING AREAS (> 3m.Width)</td><td>= 3123m2</td><td>= 31%</td></tr></table></div></div>			TOTAL DEVELOPMENT SITE AREA	= 10027m2		BUILDING FOOTPRINT	= 3043 m2	= 30%	HARD PAVED AREAS	= 3372m2	= 34%	PLANTING ON STRUCTURE	= 175m2	= 2%	DEEP SOIL PLANTING AREAS (> 3m.Width)	= 3123m2	= 31%
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3E-1 Deep Soil Zone	Minimum 7% of the site, with minimum dimension 6m for a site greater than 1,500m ²	31% or 3123m² of the development site area is predominantly provided as deep soil zones with minimum 6m dimension.	Yes															
	On some sites, it may be possible to provide a greater area for deep soil zones. Sites between greater than 1500m ² 15% should be achieved, if possible.	31% or 3123m² of the development site area is predominantly provided as deep soil zones with minimum 6m dimension.	Yes															
3F-1 Visual Privacy	Separation from boundaries (habitable rooms and balconies): <ul style="list-style-type: none">6m (up to 12m in	The subject site has two (2) street frontages with separation from boundary to boundary exceeding 30m. <u>Internal Separation:</u> All internal separation distances comply	Yes															

Design Criteria	Required	Proposed	Compliance
	height) • 9m (up to 25m in height)	(habitable/ non-habitable/ blank wall scenarios). Existing Villa No. 618 is located closest to the proposed building, with a separation distance of 30m.	
3J-1 Bicycle and Car Parking	Minimum parking provided	SEPP HSPD is the applicable planning control for car parking under the ADG in this instance as the subject site lies outside the prescribed areas for use of the RMS Parking Guide for Metropolitan Sub-Regional Centres.	Yes
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	Secure parking for bicycles and motorcycles is not provided. Given the proposed use of the site, these facilities are not considered warranted.	N/A
	Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	Adequate garbage faculties are provided as concurred by Council's Waste Servicing Unit. The ADG and GDCP 2013 do not identify a requirement for car wash bays in residential flat developments. However, Objective 3J- 3 of the ADG states that a car wash bay is a supporting facility within a car park. It is acknowledged that commercial car washing is widely available in the area, however, failure to provide facilities results in on street car washing and pollution entering the stormwater. Given the proposed use of the facility, no objection is made to its omission. An area for a delivery or service vehicles has been provided (RMS Guidelines identify 1 space per 50 flats)	Yes No Yes
4A-1 Solar and Daylight Access	Living rooms and private open space of at least 70% of apartments receive a minimum of 3hr sun between 9am and 3pm mid-winter	In excess of 70% of apartments within the proposed development receive 3 hours sun between 9am and 3pm during midwinter.	Yes
	Maximum of 15% of apartments receive no direct sun between 9am and 3pm mid-winter	Complies.	Yes
4B-3 Natural Ventilation	Min 60% of apartments cross ventilated	45 of the 75 units represents 60%. No units have dual ventilation, resulting in a 100% variation to this requirement. The L- shape of the building allows for the	No

Design Criteria	Required	Proposed	Compliance
		<p>western views to the mountains from the assisted care apartments enhancing the amenity to the maximum number of units. The shape and location of the building also minimises the impact on the existing units in the village.</p> <p>Furthermore, in addition to providing external communal open space in excess of that required under the ADG, multiple areas for congregation are provided internally to the development. These areas are benefitted by ground floor landscaping with lightwells benefitting all internal communal areas.</p> <p>Given the sole occupancy use of the assisted care facility, and that all units receive adequate amenity in terms of landscape outlooks, privacy, indoor and outdoor communal open space and solar access, no objection is made to this variation.</p>	
4C-1 Ceiling Heights	Minimum 2.7m	Complies.	Yes
4D-1 Apartment Size	1 bedroom: 50m ²	<p>All apartments are approximately 44m² resulting in a 6m² or 12% variation to this requirement.</p> <p>Given the sole occupancy use of the assisted care facility, and that all units receive adequate amenity in terms of landscape outlooks, privacy and solar access, no objection is made.</p>	No
	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	All habitable rooms have a window within the external wall that has a larger area than 10% of the floor area of the room.	Yes
4D-2 Room depths	Habitable room depths and maximum 8m depth for open plan layouts.	All habitable rooms comply.	Yes
4D – 3 Layout	Bedroom and living room sizes –10m ² bedrooms with min 3m width, 3.6m-4m width living rooms	Complies	Yes

Design Criteria	Required	Proposed	Compliance
4E-1 Balconies	1 bedroom: 8m ² , min 2m depth	<p>All ground floor units comply with this requirement.</p> <p>However, 23 units at the first floor and all units of the second floor do not provide these minimum dimensions. 53 of the 75 units proposed, or 70% have balcony dimensions less than that recommended for 1 bedroom units. Given the sole occupancy use of the assisted care facility, and that all units receive adequate amenity in terms of landscape outlooks, privacy and solar access, no objection is made.</p>	<p>Yes</p> <p>No</p>
	Podium/ground level private open space minimum 15m ² , minimum depth 3m	<p>Whilst the total size of the podium/ground level private open space minimum exceeds 15m², a depth of 2.5m is proposed, resulting in a variation to the minimum 3m depth required by 0.5m or 16.67%. Given the sole occupancy use of the assisted care facility, and that all units receive adequate amenity in terms of landscape outlooks, privacy and solar access, no objection is made.</p>	No
4F-1 Common Circulation	Maximum of 8 apartments off a circulation core (although design guidance allows up to 12 apartments)	<p>All Levels: 15 units off a single core resulting in a variation of 3 units or 25% per core area.</p> <p>Due to the nature of the development being a hostel for seniors and that all units receive adequate amenity in terms of landscape outlooks, privacy and solar access, no objection is made.</p>	No
4G-1 Storage	1 bedroom: 6m ³	It is considered adequate storage areas can be accommodated in the individual units.	Yes, as conditioned.
4H Acoustic Privacy	Noise transfer is limited through the siting of the buildings and building layout	<p>The Noise Impact Assessment, prepared by Spectrum Acoustics, dated August 2017 determined that east-facing windows of residential apartments in Levels 1 and 2 will require upgrade from standard 4mm glazing to minimum 6.5mm laminated single glazing in order to achieve the internal design traffic noise levels listed in the <i>Development Near Rail Corridors And Busy Roads – Interim Guidelines</i> (Department of Planning, 2008). In this regard, Condition 2.22 and 6.26 are recommended for imposition.</p> <p>It is considered all remaining units have been orientated so as to minimise noise from living areas and outdoor terraces.</p>	Yes, as conditioned.
4J Noise and Pollution	The impact of external noise transfer and pollution are minimised	Wet areas and utility rooms have been located adjoining stair cores and lift wells.	Yes
		It is considered the loading bay, hair dresser,	Yes

Design Criteria	Required	Proposed	Compliance
	through the siting and layout of the building.	treatment rooms, multi-purpose room and dining and kitchen areas have been adequately separated from the residential uses.	
4K Apartment Mix	A range of apartment types are provided to cater for different household types, and distributed throughout the building.	A range of apartment types has not been provided. However, the intended use of the development as an assisted care facility will enable both singles and couples to utilise these spaces. In this regard, no further objection is made.	Yes
4L Ground Floor Apartments	Maximise street frontage activation and amenity.	Complies	Yes
4M Facades	Provide visual interest whilst respecting the character of the area.	Complies	Yes
4N Roof Design	Roof features are incorporated in the roof design, response to the street and provide sustainability features.	BASIX certificate supplied indicating compliance with mandatory energy efficiency standards.	Yes
4O Landscape Design	Landscape design is viable, sustainable, contributes to the streetscape and amenity.	Landscaping is provided adjacent to all site boundaries with planting also provided at all levels of the development via on structure planters. Refer to the landscape plans accompanying the development.	Yes
4P Planting on Structures	Appropriate soil depths are provided	Complies	Yes
4W Waste	Waste storage facilities are provided to minimise impacts on the streetscape, building entry an amenity of residents.	The waste storage areas on the site are within the building envelope and are not visible from the streetscape.	Yes